

2123 Pioneer Avenue

Cheyenne, WY 82001

A freestanding 5,003 SF brick office building on a corner lot in Cheyenne's Central Business District

AVAILABLE

5,003 SF

SALE PRICE

\$950,000

SITE

0.14 acres

ZONING

CBD

PROPERTY OVERVIEW

2123 Pioneer Avenue
Cheyenne, WY 82001



SPACE

- 5,003 SF — entire freestanding building
- Private offices, two conference rooms, kitchenette and basement

SITE & PARKING

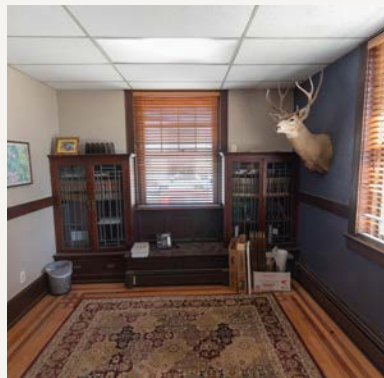
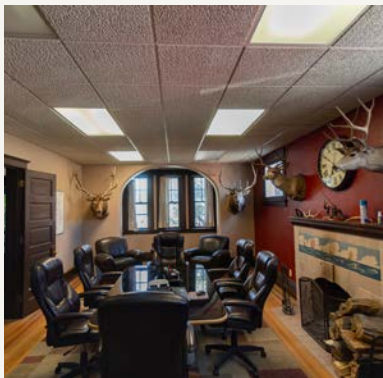
- 0.14 acre corner lot
- 5 dedicated spaces in back, street parking in front
- Monument signage available

STRUCTURE & SYSTEMS

- Masonry brick construction, asphalt shingle roof
- Forced-air gas furnace plus radiant baseboard heat

ZONING

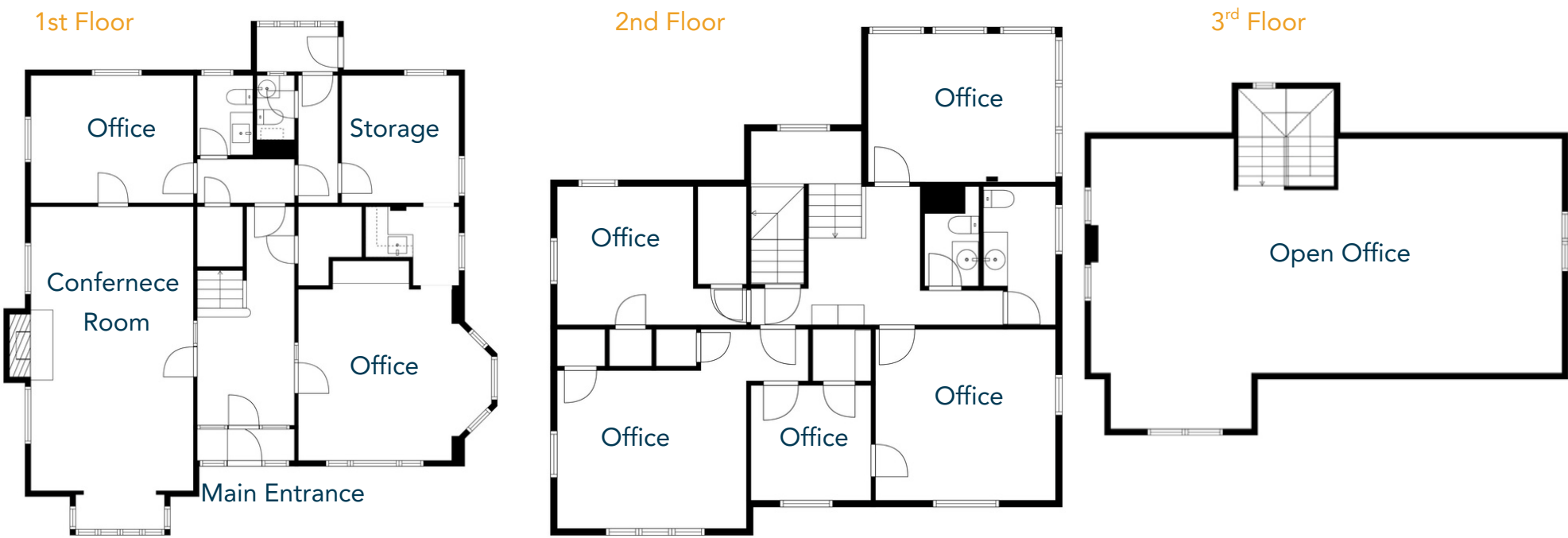
Central Business District (CBD)



FLOOR PLAN & DETAILS

[View on Google Maps ↗](#)

TOTAL BUILDING SIZE 5,003 SF (third-party measured)



BUILDING

BUILDING SIZE	5,003 SF
BASEMENT	1,599 SF with 2 offices and a separate apartment
AMENITIES	Conference rooms, private offices, kitchenette
SIGNAGE	Monument signage available

MECHANICAL & SITE

HEAT TYPE	Forced air gas furnace; radiant baseboard
AIR CONDITIONING	HVAC on 3 rd Floor Only
STRUCTURE	Masonry brick · asphalt roof
LAND SIZE	0.14 acres

UTILITY PROVIDERS

ELECTRIC	Black Hills Energy
GAS	Black Hills Energy
WATER & SEWER	Cheyenne BOPU
TRASH	Cheyenne BOPU

2123 Pioneer Avenue

CHEYENNE, WYOMING

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.